

Dear Zoning Board of Appeals,

Re: February 7th, Special Permit Application

I have reviewed the application for a carport at 92/102 Great Road and have concerns and believe the Board should ask for additional information concerning the safety of this property and to comply with the zoning bylaws as required by the town.

Currently, the property is licensed by the Select Board to allow eighty vehicles for Olekskii Savchenko/Car Lot Express, four for Austin Sweeney/Yolo Moto Co, and sixty for Richard Presti/Chapel Partners, Inc. I do not believe that 144 Vehicles plus parking for customers, deliveries, tow trucks, etc. is possible on Parcel R29 83, 1.6 Acres. Even without the addition of another building/carport. Placing vehicles too close to each other makes this a safety hazard to all who enter the property. The zoning rules require a specific area for a vehicle on all business lots in town. The board should request a site plan showing where 144+ vehicles are going to be located that show compliance with the zoning bylaws for size and setbacks on the property.

There is also a twenty foot right of way that needs to be kept open for access to the home on 84 Great Road for emergency vehicle use(Fire Lane).

The application for Austin Sweeney/Yolo Moto Co requested ten outside spaces on the application. Although, the Select Board has only allowed four where would six more go if he comes back to expand as the Select Board suggested he could.

All vehicles whether temporarily or on display should be on permanent asphalt that does not allow gas, oil, or other fluids to seep through over time. The current lot was recently partly stripped out and reground tar was put in place of the asphalt which is not liquid tight to stop groundwater contamination.

The application shows 4.5 acres which includes Lot 85A as part of the car lot but this use is not allowed on this portion of the property as it is not grandfathered. This lot does not meet the grandfathering laws and no special permit has been approved for use of this property. Any new business opening on a non-grandfathered property needs a special permit.

The Car Lot Express expansion to eighty vehicles outside is already contingent by the Select Board requiring compliance to the Board of Health's inspection. Proof of compliance should be required before a special permit is issued. This also should include location of trash dumpsters on the business property. Dumpsters currently are located on the back property known as 84 Great Road. They should be relocated, placed on pavement and screened from all neighbors. Dumpsters are not an allowed use on the back property known as 84 Great Road (Parcel A-1 as shown on the application map) as it is only allowed for residential use as at this time. Again, A special permit by the Planning Board for any other use would be required as this was sub-divided in 1990 by the Planning Board.

Exterior lighting also should be addressed and made to comply with the zoning requirements and Full Cut Off lights to be installed on the parking lot poles and the building. The lighting in the carport is distracting as you drive by as the lights aim at the road. The carport was illegally installed without permits. All other current lighting shines into the roadway and the abutters properties as it is not compliant to the zoning by-laws.

The application is also not filled out in full and does not show any Locus Plan, Landscape Plan, or General Characteristics including Zoning, Groundwater Protection or Set-Backs of the property or what the plans are.

All other businesses are mandated by the Town of Stow and its Boards to comply with the regulations and laws they all follow.

I would like to thank you all in advance for your consideration in this matter.

Regards,

Mark D Forgues
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Date: 01/23/2022